



Southern Regional Office (SRO)
400 W. Congress, Suite 433, Tucson, AZ 85701

**Draft Minutes of the
Park-Euclid Water Quality Assurance Revolving Fund (WQARF) Site
Community Advisory Board (CAB) Meeting – 29th meeting**

June 21, 2006, 6:30 - 8:30 p.m.
State of Arizona Regional Office Complex
400 W. Congress, North Building, Conference Room 158
Tucson, Arizona

E-5340.25.6.1.2

CAB Members Present: Don Davis, Mark Marikos, Jacky Turchick, Jonathan Salvatierra, Richard Byrd, Ira Haskell

CAB Members Absent: Keith Bagwell, Freya Eddy, Nadine Gruhn, Steven Turner, Mario Villarreal, Josefina Zapata

ADEQ Staff Present: Tina Le Page, Project Manager; Eileen Palese, ADEQ Community Involvement Coordinator; Bill Ellett, Acting Superfund Programs Unit Supervisor

Members of the Public Present: Brian Barbaris, Frances Dominguez, Joe Drazek, Larry Gardiner, Will Neese, Janet Workman

The meeting began at 6:40 p.m.

1. Call to Order/Introductions

Co-Chair Don Davis conducted introductions of the CAB and public participants.

2. Approval of Minutes for 3/15/06 CAB Meeting

Due to a lack of a quorum, this agenda item was held until the next meeting.

3. Introduction of WQARF Remedial Objectives (RO) Process – Tina Le Page, ADEQ Project Manager

Tina Le Page, ADEQ's new project manager for the Park-Euclid WQARF site, introduced herself to the CAB and described her background. She said the most recent sampling round took place in April, but laboratory results were not available in time to report at the meeting. She said that the Proposed Remedial Objectives (RO) Report is now out for public comment. Copies of the report were mailed to the CAB and provided to the public participants at the meeting. She said once this step of the process is completed, the Feasibility Study will be prepared to identify cleanup options that will meet the Remedial Objectives. She pointed out that the bold paragraphs in the report are the stated Remedial Objectives. One objective addresses the soil beneath the Mission Linen facility. It states that soil will be returned to nonresidential soil remediation levels. The other Remedial Objective addresses the regional aquifer with the goal to protect the University of Arizona's (UA) water supply wells. These objectives appear on page 4 and page 8 of the report. She said the public comment period for the report began June 9 and there are 45 days remaining for

comment.

4. CAB Discussion of Proposed Remedial Objectives Report

The CAB discussed the Proposed Remedial Objectives Report. Questions were raised about the difference in cleanup standards between nonresidential and residential use. Tina Le Page explained that the Remedial Objective on page 4 of the report addresses the soil beneath Mission Linen, which is a commercial facility. She said in developing the report, Mission Linen indicated that the company plans to continue to operate the facility. This activity falls under industrial use. Therefore, the company is not required to clean up the site to residential standards. She described the difference in the standards and environmental-use restrictions.

Don Davis asked the CAB if they wished to comment on the RO Report. CAB members asked if there is soil contamination off of the Mission Linen property. Tina Le Page said that there is no impact beyond the Mission Linen property. Jacky Turchick was concerned about Basin One and the park area for the Arroyo Chico Flood Control project.

Joe Drazek, representing Mission Linen, said that studies were performed off the property by the City of Tucson for soil gas and other sampling was performed and nothing was detected above residential standards beyond the facility. That is why no remedial objectives were needed for the planned park property.

Richard Byrd said that soil remediation standards have been around for many years, and when the city did an assessment of the basin areas, none of the soil samples collected exceeded the residential standards, and most were non-detect, except soil just above the perched aquifer. He said the soil standards don't apply to the rest of the vadose zone in that area. He said that ADEQ also performed soil gas surveys, and nothing was found in the soil vapor or in the vadose zone, nor any mechanism to drive anything up from the perched aquifer. He said unless some isolated pocket is found, there is nothing to be concerned about, particularly during the Arroyo Chico Flood Control project construction. He said that the Army Corps will be looking for contamination during the construction process.

Don Davis said that he thinks the report is rather narrow—what are we going to use the water for, what are we going to use the land for—and expressed his concern about future construction in the area. He wondered what would happen during the remediation process and pointed out the letter the CAB wrote to ADEQ, dated September 29, 2003, which states the concern about future construction in the area. He does not see anything in the RO Report stating that there will be no contamination of the surrounding neighborhood, or workers at Mission Linen, during construction projects or other sites in close proximity. For instance, what might happen during the cleanup process, especially concerning dust and Basin One excavation? He questioned why this was not considered an objective, and there was no mention of protecting the neighborhood from any adverse consequence of the cleanup. He said the CAB letter also asked for continuation of a sampling plan after the cleanup.

Joe Drazek said that the Remedial Objectives for the vadose zone area—to restore soil conditions to remediation standards—has been addressed through an extensive early response action which has taken place by Mission Linen when they installed a Soil Vapor Extraction (SVE) System. The studies show that a vast majority of the contamination has already been removed from the soils at the facility. He said that the next step is the operation of the Multi-Phase Extraction System, which is now underway. Ultimately, the combination of these two actions should restore the vadose zone to the standards identified in the Proposed Remedial Objectives Report. Joe Drazek said permits were issued that regulated the levels of contaminants that could go into the air and the concerns of the CAB have been addressed.

Don Davis acknowledged the work done at Mission Linen but said he wants to see the CAB concerns reflected in the RO report, such as a statement which would say that ADEQ would protect the air from any

other remedial measures and that the cleanup will not cause harm to the contiguous neighbors or the employees of Mission Linen.

The CAB discussed their concerns about the level of remediation in the RO report for the Mission Linen property and air pollution issues. Their concern is that 100 years from now, if records are not kept, future owners would not know about the contamination.

Don Davis suggested including the wording from the CAB Comments on Remedial Objectives, dated September 29, 2004, which stated: *“Emissions of contaminants to the air, inherent in cleanup technologies now being employed and contemplated, must be kept below regulatory limits, preferably below current limits for emissions from the soil vapor extraction at Mission Linen. Air emissions must be sampled and tested regularly and relatively frequently to ensure nearby residents and workers are not impacted either by routine or by ‘upset’ conditions.”*

The CAB reviewed the wording in the report of the two stated Remedial Objectives for the Park-Euclid WQARF Site and said they had no objections, but they do want to submit a written comment incorporating their concerns, as discussed at the meeting.

Tina Le Page said that a lot of the issues the CAB is concerned about will be addressed in the Feasibility Study. She said the purpose of a RO Report is to state goals—to cleanup the vadose zone and the regional aquifer.

Jacky Turchick said she would prefer the site be remediated to residential standards. She said the CAB should ask for the maximum possibility with the understanding that the law may allow otherwise.

The CAB did approve both of the Remedial Objectives in the report but will submit a comment as a group that the CAB wants the site cleaned up beyond regulatory limits, if possible. Plus, the CAB does not want the contamination to adversely affect people in the contiguous neighborhoods.

The CAB agreed to have Jacky Turchick and Don Davis draft and submit a letter to ADEQ expressing the agreed-upon comments from the CAB, based on the input from the members present.

5. Call to the Public – to offer input to CAB on RO Report

No one wished to comment.

6. Formulate CAB Comments on Proposed Remedial Objectives Report

This agenda item was discussed during agenda item 4.

7. Presentation on Mission Linen Air Quality Permit – Janet Workman, Project Engineer, URS

Janet Workman, URS consultant for Mission Linen, reviewed air modeling data performed after receiving comments about permitting conditions from the CAB at a meeting held last fall when the operation of a multi-phase extraction system was described. She said this new system has been designed to remove contamination from the perched aquifer. She explained the operation of the system and the results of the air modeling. She distributed a copy of the Pima County Department of Environmental Quality (PDEQ) draft permit. She pointed out the standards and the sampling protocol. She said at startup they plan to collect samples within 10 hours of startup, and then will shut down the system pending receipt of the analytical results to be sure they are within the emission limits by permit. After that they will sample twice weekly for next 2 weeks and then weekly for the next 4 weeks, and then monthly thereafter. If they find they have exceeded the emission limits, and after it is reported to PDEQ, they will go back and start this schedule again to ensure they are meeting emission standards.

In addition to the collection of samples and laboratory analysis, they will also monitor the system with a hand-held Photo Ionization Detector (PID) to monitor volatiles at the inlet and outlet of each carbon vessel. This will be done weekly to ensure no breakthrough occurs. She said they will also be sure there are no visible emissions from the stack, but they do not expect that to occur. She assured the CAB that they will operate the system according to the permit and keep records of all of the monitoring and all of the sampling events. She said reporting on the system operation will be done in the first month of operation.

Don Davis asked if the new permit will be as protective as the previous permit under the state. Janet Workman said that the Pima County permit requires a very conservative way to monitor—they use health-based standards—so the permit is very protective of public health. She explained the difference in modeling between the two permits.

Jackie Turchick asked if the neighborhood or CAB can be informed of the startup date. Janet Workman said that they will notify Eileen Palese and then she can contact the CAB members. Jacky Turchick asked if they could provide a handout for the neighborhood on what is taking place with the system. Joe Drazek said they could prepare something for her. Frances Dominguez, PDEQ, said that there will be an opportunity for anyone to comment on the Mission Linen permit for 60 days, and it will be announced in the newspapers.

8. Call to the Public – to offer input to CAB on Mission Linen Air Quality Permit

No one commented.

9. CAB Discussion of Mission Linen Air Quality Permit

The CAB discussed the drafting of a letter as a comment and what the letter should contain. The members present agreed to have Don Davis and Jacky Turchick write a comment for the CAB and submit it to Pima County based on the discussion at the meeting.

10. Site Investigation Update – Tina Le Page

Tina Le Page said a report will be provided at next meeting.

11. Other Administrative Business – Eileen Palese, ADEQ Community Involvement Coordinator

Jacky Turchick said she wanted to thank Matt Doolen for his work on the site and it would be nice to send him a letter.

12. Next Meeting Date/Agenda Discussion

The next meeting of the Park-Euclid Community Advisory Board was scheduled for October 4, 2006, however, the date was changed by ADEQ to December 6, 2006, from 6:30 p.m. to 8:30 p.m. It will be held at the State of Arizona Office Complex, 400 West Congress, North Building, Room 158, Tucson, Arizona. Call Eileen Palese, ADEQ Community Involvement Coordinator, at (520) 628-6712 for more information.

13. Adjournment

The meeting was adjourned at 8:20 p.m.

This meeting was recorded on cassette tapes as a record of the proceedings. To listen to the tape(s) or for additional documents mentioned in these minutes, contact ADEQ's Southern Regional Office, Community Involvement Office, 520/628-6712.